THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

BILL GARRETT, Davidson County
Trans:T20170014181 DEEDQC
Recvd: 02/16/17 12:25 2 pgs
Fees:12.00 Taxes:0.00
20170216-0016076

ADDRESS NEW OWNER: **LAUREN M. COOLEY**
2757 Call Hill Road
Nashville, TN 37211

Send Tax Bills to: **Chase Mortgage** – PO Box 1821613
Columbus OH 43218

MAP AND PARCEL: **Map 172-120 Group B**
Parcel 133.00

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of LAUREN MAGNAN COOLEY V. JAMES MICHAEL COOLEY, Docket No. 15D-509, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, James Michael Cooley, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Lauren M. Cooley, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Resubdivision of Lots 456, and 457 Plan of Bradford Hills, Section Seven of record in Plat Book 7900, page 337, as amend in Book 6050, page 502, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This the same description as in the previous deed of record

Being the same property conveyed to Lauren M. Cooley, married, by Warranty Deed dated October 9, 2009, from Joshua Kington Mullinex and wife Kristin Simms Mullinex, and filed of record in Instrument No. 20091015-0095485, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 2757 Call Hill Road, Nashville, TN 37211.

IN TESTIMONY WHEREOF I have executed this instrument this the 4th day of February, 2017.

James Michael Cooley

JAMES MICHAEL COOLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Michael Cooley, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 4th day of February, 2017.

Janice Stanley Walden

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on November 20, 2019.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 4-409